

ZONING AND ADJUSTMENT BOARD

August 15, 2005

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, August 15, 2005, at 6:45 P.M. with the following members present: Dale Nichols-Acting Chairman, Frank Szczepanski, Ron Berry, Richard L. Cole, Jr., Frank Topping, and Dossie Singleton. Larry Story, Todd Brown, Rusty Mask, James Sutton, and Evan Merritt were absent. Terry Neal- Zoning and Adjustment Board Attorney, Sandy Cassels- Board Secretary, and Roberta Rogers- Director of Planning and Development, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Nichols presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the August 1, 2005 meeting. Mr. Topping seconded the motion and the motion carried.

T2005-0034

Ronald & Patsy Brown

No one was present for the applicants.

Mr. Topping made a motion to table this application to the end of the meeting. Mr. Cole seconded the motion and the motion passed.

T2005-0035

Michael Morgan

No one was present for the applicant.

Mr. Topping made a motion to table this application to the end of the meeting. Mr. Cole seconded the motion and the motion passed.

T2005-0037

Jerald Putnam

Marby Williams, representative for the applicant, was present and requesting a Temporary Use Permit for Geraldine Putnam for three years for a care receiver's residence. There were 3 (three) notices sent. Of the three (3) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mrs. Putnam now lives in Arizona and was living with her brother who has been her care giver until he passed away. Mrs. Putnam will be moving to Florida to live with her grandson (Jerald Putnam).

Mr. Cole asked Mrs. Rogers if we have come up with a standard letter for doctors to submit for the Temporary Use Permit. She said was working on a rough draft.

Mr. Topping made the motion to recommend approval of the Temporary Use Permit for three years for a care receiver's residence based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0080

Hilary B. & George M. Norman, Jr.

Hilary Norman, applicant, was present and requesting a rezoning of 1 acre MOL from A5 to RR1 on a vested parcel of record. There were 19 notices sent. Of the 19 notices sent, two (2) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping questioned Mr. Norman regarding his plans for this parcel. Mr. Norman explained he isn't sure of the plans yet, he may sell or keep this parcel in the family. Mrs. Rogers explained this parcel was part of another parcel that had been rezoned previously but this area had not been included in the rezoning.

Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0081

Melvin & Elisabeth Moore

Melvin Moore, applicant, was present and requesting rezoning of 10 acres MOL from A5 & RR to A10C to bring the property into compliance with the Future Land Use Map. There were 15 notices sent. Of the 15 notices sent, three (3) were returned in favor and none were returned in objection. There were no objections from the audience. Mr. Topping questioned the purpose of this rezoning. Mr. Moore explained he didn't know he needed to rezone his property until he came in for a building permit.

Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0082

John W. & Beverly Johnson

John W. Johnson, applicant, was present and requesting rezoning of 3.07 acres MOL from A5 & RR1 to RR1 to complete a lineal transfer. There were four (4) notices sent. Of the four (4) notices sent, two (2) were returned in favor and none in objection. There were no objections from the audience. Mr. Topping asked who the property was going being transferred to. Mr. Johnson explained his grandmother had given him one acre and now he wanted to make the parcel larger so he could replace his mobile home with conventional home.

Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Berry seconded the motion and the motion carried.

R2005-0083

Mohammed Alley & Hetri Totaram

Bennie Bedenbaugh, representative for the applicants, was present and requesting a rezoning of 9.4 acres MOL from A5 to RR1C to bring the property into compliance with the Future Land Use Map. There were six (6) notices sent. Of the six (6) notices sent, one (1) was returned in favor and one (1) was returned in objection. Mrs. Rogers read the letter of objection into the record. There were no objections from the audience. Mr. Bedenbaugh stated he had a survey showing the property is actually 9.98 acres. Mr. Bedenbaugh submitted a preliminary site plan of the projected area with a paved street ending in a cul-de-sac. Mr. Bedenbaugh explained the parcels would be one (1) acre parcels with drainage by the road or one (1) parcel would be made into a retention pond.

Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

R2005-0084

Elsie Woodard

Kay McCoy, representative for the applicant, was present and requesting a rezoning of 2.23 acres MOL from A5 to RR1C on a vested parcel of record. There were six (6) notices sent. Of the six (6) notices sent, none were returned in objection or in favor. There were no objections from the audience. Mr. Topping questioned why this parcel needed to be rezoned. Mrs. McCoy explained her parents had owned approximately twenty acres and had divided it up. Mrs. McCoy called the zoning department to find out the zoning on this parcel and discovered the incorrect zoning.

Mr. Topping made the motion to recommend approval of the requested rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Cole seconded the motion and the motion carried.

Mrs. McCoy questioned the rezoning fees since she felt the incorrect zoning had not been her families fault. Mrs. Rogers explained the incorrect zoning was caused because parcels were split into sizes below the minimum for the zoning district. Mrs. Rogers also explained the rates for rezoning are set by the Board of County Commissioners. Mrs. McCoy was satisfied after Roger's explanation.

Mrs. Rogers informed the board of the passing of Mr. Richard Bradley. Mrs. Rogers told the board she had prepared a certificate for the board members to sign. Mr. Topping asked if the board could make a presentation to Mr. Bradley's widow. Mrs. Rogers will bring the certificate to the next meeting for signatures and will present it to Mrs. Bradley.

Mr. Berry made the motion to adjourn the meeting. Mr. Topping seconded the motion and the motion carried. The meeting adjourned at 7:10 P.M.

Larry Story, Chairman
Zoning and Adjustment Board